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Development and Resource Management

Jennifer K. Clark, AICP, HDFP
Director

July 6, 2017

Dennis M. Gaab
Vice President of Forward Planning
Central Valley Division
Benchmark Communities
7815 N. Palm Avenue, Suite 101
Fresno, CA 93711

SUBJECT: LAND USES
APN 504-050-02, APN 504-050-05 AND APN 504-130-12

Dear Mr. Gaab:

Thank you for your ongoing consideration in developing quality subdivisions and the associated public improvements within the City of Fresno. This letter addresses the City administration's position regarding development of three properties, located in northwest Fresno.

Regarding the approximately 10.76-acre parcel of land described by Fresno County Assessor's Parcel No. (APN) 504-050-05, the City of Fresno is prepared to:

- (1) accept and process an application for revisions to Vesting Tentative Tract Map No. 5558 assuming that the revisions would be complementary to the adjoining Revised Vesting Tentative Tract Map No. 5595 approved for the approximately 21.54-acre parcel of land located immediately west of and adjacent to APN 504-050-05; and
- (2) amend or recommend approval of an amendment of the Conditions of Approval associated with Vesting Tentative Tract Map No. 5558 such that the Amended Conditions of Approval would be similar to the Amended Conditions of Approval associated with Revised Vesting Tentative Tract Map No. 5595.

Regarding the approximately 14.32-acre parcel of land described by APN 504-050-02 and the approximately 3.26-acre parcel of land described by APN 504-130-12, City staff is prepared to recommend to the Planning Commission and the City Council that the Commission and Council, as appropriate,

- (1) approve a General Plan amendment designating the subject parcels of land for Medium Density Residential use;
- (2) approve a change in zone district to accommodate single-family detached homes similar to those associated with Tract No. 5595; and

- (3) approve a tentative map, consistent with the changed land use designation and zone district, subject to conditions of approval that would include development of a pocket park and a Class I trail on the northern portion of the 17.58 acres for public use with the ongoing cost of maintenance supported through a CFD that includes both proposed tracts.

We look forward to working with you on processing of the above entitlements.

Sincerely,



Jennifer Clark
Director

- c: Bruce Rudd, City Manager
Wilma Quan-Schechter, Assistant City Manager
Scott Mozier, Public Works Director
Mike Sanchez, Assistant Director, DARM
Will Tackett, Supervising Planner, DARM